

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 7/14 Tanti Avenue, Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$607,500 Unit X Suburb Mornington

Period - From 1<sup>st</sup> September 2016 to 25<sup>th</sup> September 2017 Source REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16 Franklin Place, Mornington	\$1,800,000	31/08/17
2 14/17 Tanti Avenue, Mornington	\$1,250,000	21/07/17
3 15/14 Tanti Avenue, Mornington	\$1,165,000	17/05/17

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 3<sup>rd</sup> October 2017